153.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,700 / 820,700
					USE VALUE:	820,700 / 820,700
					ASSESSED:	820,700 / 820,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEGELAAR JAMES S & HOLLY C
Owner 2:	
Owner 3:	
Street 1:	76 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FIRST APPLETON LLC -
Owner 2:	-
Street 1:	22 CARLETON ROAD
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,448 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6448.000	329,900		490,800	820,700
Total Card	0.148	329,900		490,800	820,700
Total Parcel	0.148	329,900		490,800	820,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.85 | /Parcel: 473.8

Legal Description

User Acct 102230

GIS Ref

GIS Ref

Insp Date 10/31/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0008-0005.0

!12064!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,900	0	6,448.	490,800	820,700	820,700	Year End Roll	12/18/2019
2019	101	FV	250,600	0	6,448.	460,100	710,700	710,700	Year End Roll	1/3/2019
2018	101	FV	250,600	0	6,448.	380,300	630,900	630,900	Year End Roll	12/20/2017
2017	101	FV	228,200	0	6,448.	349,700	577,900	577,900	Year End Roll	1/3/2017
2016	101	FV	228,200	0	6,448.	319,000	547,200	547,200	Year End	1/4/2016
2015	101	FV	222,600	0	6,448.	312,900	535,500	535,500	Year End Roll	12/11/2014
2014	101	FV	222,600	0	6,448.	290,800	513,400	513,400	Year End Roll	12/16/2013
2013	101	FV	222,600	0	6,448.	276,700	499,300	499,300		12/13/2012

PRINT

Date	Time
12/11/20	02:10:55

LAST REV

Date	Time
03/05/18	13:26:47

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12064

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIRST APPLETON	68937-93		2/24/2017		750,000	No	No		
SPARKS SANDRA A	67826-75		8/17/2016	Change>Sale	550,000	No	No		
SPARKS SANDRA A	53282-565		7/28/2009	Family		No	No		
BLACK JAMES F J	41733-285		1/6/2004	Family	249,000	No	No		
	11604-64		11/19/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2017	265	Redo Kit	5,537	C				
9/8/2016	2160	Redo Kit	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	SQ Returned	MM	Mary M
3/8/2017	SQ Returned	EMK	Ellen K
10/31/2016	Measured	DGM	D Mann
1/13/2009	Measured	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102230
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6448		Sq. Ft.	Site		0	80.	0.95	9									490,755						490,800	

Total AC/HA: 0.14803 | Total SF/SM: 6448 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 490,755 | Spl Credit | Total: 490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32654643
Const Adj.:	0.98000199
Adj $ / SQ:	162.502
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405279
Depreciation:	75382
Depreciated Total:	329897

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

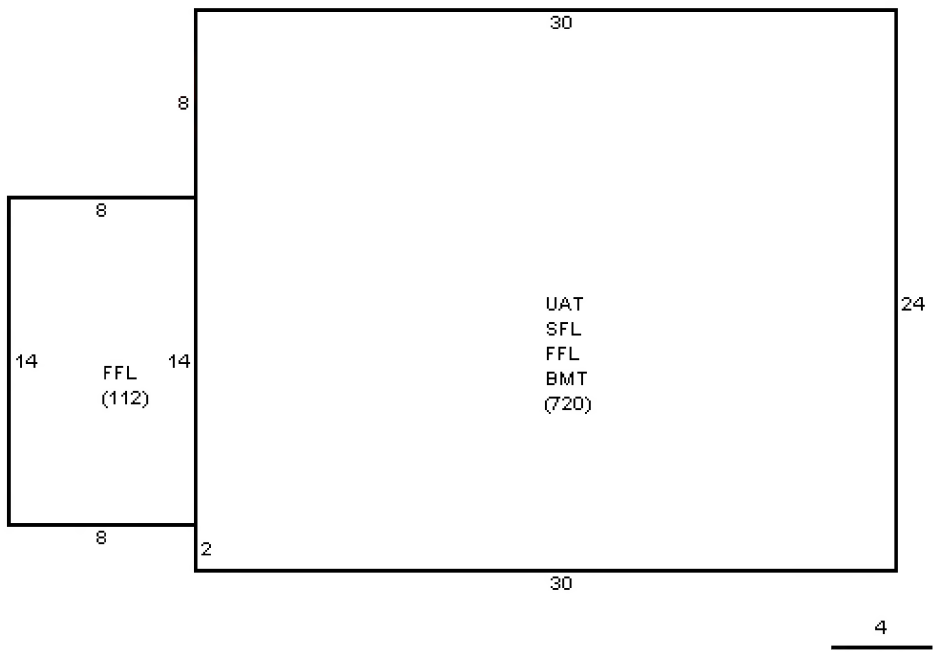
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.50
Special Features:	0	Val/Su Net:	134.54
Final Total:	329900	Val/Su SzAd	212.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	832	162.500	135,202
BMT	Basement	720	48.750	35,100
SFL	Second Floor	720	162.500	117,002
UAT	Upper Attic	180	113.750	20,475
	Net Sketched Area:	2,452	Total:	307,779
Size Ad	1552	Gross Are	2992	FinArea 1732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	